

**Location**

**Address:** 929 Ann St., Irving (Sunset Bay), NY 14081  
**County:** Chautauqua  
**Town:** Hanover  
**Schools:** Silver Creek

Office Code: IRH-50

**List Price: \$89,900**

**Tax & Land Information**

**Approx. Taxes:** \$2,520.26  
**Assessed Value:** \$80,700  
**Property ID:** 33.05-2-52,53,54  
**Lot Size:** 50x100 plus two additional 50x100 lots  
**Frontage:** 50'  
**Zoning:** Res



**Subagent Commission: 3% - Buyer Broker Commission: 3%**

**Details/Information**

**Year Built:** 1951  
**Approx. SqFt.:** 1104  
**Style:** ranch  
**Construction:** woodframe  
**Exterior:** board & batten  
**Color:** brown  
**Rooms:** 6  
**Bedrooms:** 3  
**Bathrooms:** 1  
**Windows:** thermopane  
**Age of Roof:** 2 years  
**Fireplace:** -  
**Insulation:** yes  
**Attic:** full, walk-up  
**Basement:** crawl  
**Foundation:** block  
**Garage:** -  
**Garage Size:** -  
**Driveway:** concrete  
**Water:** municipal, sewer

Floor: c = ceramic; hw = hardwood; l = linoleum; v = vinyl; w = wood; ww = wall to wall;  
 Level: b = basement; 1 = 1<sup>st</sup> floor, 2 = 2<sup>nd</sup> floor, etc. (All dimensions are rounded to nearest 1/2 foot)

Room	Size	Floor	Level
<b>Living Room:</b>	16x14	ww	1
<b>Dining Room:</b>	-	-	-
<b>Family Room:</b>	-	-	-
<b>Kitchen:</b>	16.5x14	L	1
<b>1<sup>st</sup> Bedroom:</b>	7.5x10	ww	1
<b>2<sup>nd</sup> Bedroom:</b>	9.5x10	ww	1
<b>3<sup>rd</sup> Bedroom:</b>	9.5x10	ww	1
<b>4<sup>th</sup> Bedroom:</b>	-	-	-
<b>1<sup>st</sup> Bathroom:</b>	9x13	L	1
<b>2<sup>nd</sup> Bathroom:</b>	-	-	-
<b>Laundry/Utility:</b>	in bathroom	L	1

**Other Features:** 5x11 foyer  
**Built-ins:** Kenmore gas stove, Tappan fridge  
**Furnace:** FHA, gas  
**Electric:** 100 amp, fuses **Water Heater:** 30 gallon, gas  
**Other Bldgs.:** 6x10 garden shed

**Remarks:** New listing - more info coming soon! For further information or an appointment to view this property, please contact Nathan Steiger at (716)312-4188, (716)536-8606 (cell) or via e-mail at [nathan@steigerrealty.com](mailto:nathan@steigerrealty.com).

**Directions:** From Routes 5 & 20 in Irving, turn North onto Alleghany Road; the first street on your right is Ann. Turn right onto Ann Street, the home will be approximately 400 feet out, on your right. Sign in place. **Occupied:** yes  
**Possession:** closing

*The information contained herein is considered reliable but is not guaranteed. Parties interested should satisfy themselves as to accuracy.*